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Building Committee Minutes 09-07-2004

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, SEPTEMBER 7, 2004**

PRESENT: William Shea, Vice Chair Charles Stretton
 Thomas Caccavaro Brian Sullivan
 Mark Miano (pro tem)
ABSENT: Kathleen Donovan
 Robert Juusola
 Suzanne Owayda
PARTICIPANTS: Stefan Chaires, DRA
 Ralph Castagna, Castagna Construction
 Robert Addelson, A.P.S.
 John Maher, Town Counsel
CALL TO ORDER: 7:30 p.m.

PEIRCE SCHOOL CLOSE-OUT

- Mr. Chaires presented three items as part of the Peirce close out proposal:
 - o Letter from CAM HVAC (copies distributed to committee) which acknowledges the start up of the boilers at the beginning of the season. They will offer a one-year warranty from that start point to make sure all systems are operating. (According to Mr. Castagna, CAM would warranty any labor and control work.)
 - o Change Order No. 13 for the Peirce project which includes the final credit offer for the outstanding punch list items.
 - o Final Pay Application for the Peirce.
- With regard to the boiler issue, it was Mr. Shea's opinion that there was a design problem. He suggested that the issue be kept open. Mr. Castagna had no problem with keeping the issue open for a small sum, but he did ask that his pay application be paid tonight less \$1,000.
- The committee reviewed the four items included in the final Change Order No. 13.
 - On a **MOTION** by Mr. Caccavaro and seconded by Mr. Stretton, it was VOTED to **accept Change Order No. 13 with a final credit of \$32,648.00 from Castagna Construction Co. for the Peirce School.** ROLL CALL VOTE: Unanimous
 - On a **MOTION** by Mr. Caccavaro and seconded by Mr. Stretton, it was VOTED to **approve Castagna Construction Co. Pay Application No. 18 in the amount of \$85,705.55, minus \$1,000.00, for a total amount of \$84,705.55 for the Peirce School project.** ROLL CALL VOTE: Unanimous

DALLIN UPDATE – S. CHAIRES

- Construction Progress – As of last Wednesday, the building demolition is about 50% complete. Some unforeseen asbestos issues have come up. There was an asbestos insulated pipe with about 200 linear feet removed on T&M. There were also two or three fire doors containing asbestos that were identified and removed. There were some glue daubs behind certain tack boards. There are some floor tiles with asbestos in the mastic. Mr. Chaires has a Construction Change Directive related to the glue daub issue. The CCD will cover the removal of the debris piles that possibly contain asbestos. Mr. Chaires requested that the committee execute the CCD to keep the work moving.
 - On a **MOTION** by Mr. Caccavaro and seconded, it was VOTED to **sign the Construction Change Directive as prepared and presented this evening by Mr. Chaires.** VOTE: Unanimous
- Pay Requisition – This is the second pay requisition for work that has progressed to date. It includes general conditions work, project management, general overhead, balance of asbestos

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removal, tree removal. The architect is waiting for the full project schedule which he should have available for the next meeting.

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Stretton, it was VOTED to **approve Castagna Construction Co. Pay Application No. 2 in the amount of \$268,156.50 for the Dallin project.** ROLL CALL VOTE: Unanimous

- Copies of the Project Manager contract were distributed by Mr. Sullivan for the committee's review. Minor changes were incorporated by Town Counsel.
- Daedalus Comments – The architect is still waiting on some comments with regard to the Acentech review. He did have information regarding the size of the hot water tank and passed out a report from the engineer as to why the water storage tank was sized as it was.
- Simplex - According to Mr. Chaires, the final credit offer included \$1,250 for Simplex invoices. Mr. Addelson will process the invoices.
- Mr. Sullivan raised the issue of putting a fence around the RCN box. Mr. Caccavaro spoke about how the box was moved some time ago to a location the Park Commission did not like. At that point, the issue was dropped. At the time, the fence was not warranted as it did not involve a safety issue. The committee will look into the issue.

FINAL DISCUSSION

- HARDY REMEDIATION - Town Counsel will be meeting with mediators on Friday with regard to the Hardy roof project. The issue continues to be a question of who bears the principal responsibility for the remediation.
- PMA CONTRACT – The contract will be resolved within the next several days. There are some non-substantive changes.

INVOICE

On a **MOTION** by Mr. Sullivan and seconded by Mr. Stretton, it was VOTED to **approve Conn Kavanaugh Rosenthal Peisch & Ford invoices:**

- **Peirce School - \$94.00 – review and analyze boiler issue phone calls**
- **Hardy School - \$893.00 – preparation for arbitration**

ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Marie Carroll